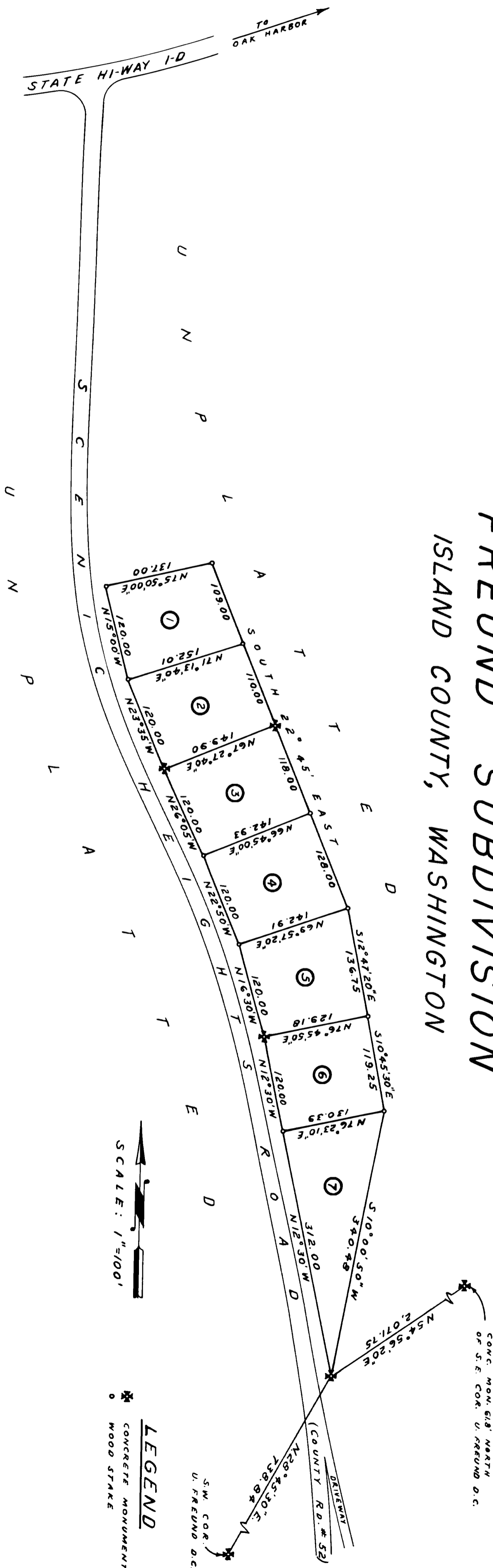


FREUND SUBDIVISION

I HOLD

FREUND SUBDIVISION
ISLAND COUNTY, WASHINGTON

3997860



DESCRIPTION

A tract of land in the Ulrich Freund Donation Land Claim in Section 10, Township 32 North, Range 1 East of the Willamette Meridian described as follows: beginning at the Southwest corner of the U. Freund D. C., thence North 28° 45' 30" East 788.84 feet to the true point of beginning; thence North 12° 30' West 492.00 feet; thence North 16° 30' West 120.00 feet; thence North 22° 50' West 120.00 feet; thence North 26° 05' West 120.00 feet; thence North 23° 35' West 120.00 feet; thence North 15° 00' West 120.00 feet; thence North 75° 50' East 137.00 feet; thence South 22° 45' East 485.00 feet; thence South 12° 47' 20" East 136.75 feet; thence South 10° 45' 30" East 119.25 feet; thence South 10° 00' 50" West 340.48 feet to the true point of beginning. All bearings in this description are referenced to a line between the true point of beginning and a concrete monument 6.8 feet North of the Southeast corner of the U. Freund D. C. This monument is North 54° 56' 20" East 2,871.75 feet from the true point of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, owners in fee simple of the land hereby platted hereby declare this plat and dedicate to the use of the public forever a strip of land 30 feet wide bordering the entire west side of the plat for any and all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots shown on this plat in the reasonable original grading of the road shown thereon. Also the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded. All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the following restrictions:

No permanent structure or building shall be constructed on any lot, tract, or parcel of this plat closer than 20 feet to the margin of any street or road. No lot, tract or portion of a lot or tract of this plat shall be divided and sold, or resold, or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 7,500 square feet or less than 60 feet in width at its narrowest part.

In witness whereof, we have hereunto set our hands and seals this 21 day of November, 1956

Ralph H. Freund 5001

Winifred S. Freund 5001

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF ISLAND } S. S.

This is to certify that on the 21 day of November A. D., 1956 before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Ralph H. Freund and Winifred S. Freund, his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes mentioned therein.

John L. Cool
Notary Public in and for the State
of Washington, residing at Oak Harbor

CERTIFICATE OF TITLE

Recorded FEBRUARY 5, 1957 File No. 107753
Volume 87 of Page 454 Island County, Washington
Misc. Records

CERTIFICATE OF TITLE

We the undersigned do hereby certify that the persons named hereon under the instrument titled DEDICATION are the owners in fee simple of the lands described herein, subject to unpaid local improvement assessments, if any, and subject to no further encumbrances.

In testimony whereof the Mount Vernon Abstract and Title Co., Inc., has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed this day of day of A. D., 1956, at 0'clock, M.

MOUNT VERNON ABSTRACT AND TITLE CO., INC.

By _____ Manager

LAND SURVEYOR'S CERTIFICATE

I hereby certify that the plat of FREUND SUBDIVISION is based upon an actual survey and subdivision of the Ulrich Freund Donation Land Claim, that the distances and courses of angles are shown thereon correctly, the monuments have been set and all lot corners have been staked on the ground.

Registered Civil Engineer of

TREASURER'S CERTIFICATE

I, *Theresa D. Baker*, Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid to and including the year 1957.

APPROVALS

Approved by the Board of County Commissioners this 27th day of FEBRUARY, A. D., 1957

Justus Baker County Auditor
S. J. Lindgren
A. Meeter

Board of County Commissioners

Approved by me this 14th day of December, 1956

County Engineer

RECORD

Filed for record at the request of Ralph H. Freund on FEB 4, 1957, at 3:20 minutes past 2 p.m. and recorded in Volume 87 of Plats, Page 454, Records of Island County Washington.

County Auditor

By *Maurice F. Cook* Deputy

FREUND SUBDIVISION